

PREPARED BY AND RETURN TO:

Gilder, Howell & Associates, P.A.

Jamie W. Howell, Jr. MBN. 2735

232 Goodman Road W.

Suite 201

Southaven, MS 38671

662-349-2889

Indexing Instructions: Lot 264, Section D, Fairfield Meadows
Plat Book 80, Page 5 Section 32, T1, R8W DeSoto County,
Mississippi

GRANTOR:

Sirius Investment, LLC

7464 Dove Field Cv.

Germantown, TN 38138

901-258-8015 /NA

GRANTEE

Steve A. Cranford

7100 Tulane E. Apt 511

Horn Lake, MS 38637

901-275-1968 /NA

WARRANTY DEED

STATE OF MISSISSIPPI

COUNTY OF DESOTO

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Sirius Investment, LLC does hereby sell, convey and warrant unto Steve A. Cranford, as sole owner, a certain lot or parcel of land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

All that certain lot or parcel of land situate in the **County of DeSoto**, State of Mississippi, and being more particularly described as follows:

Lot 264, Section D, Fairfield Meadows Subdivision, in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 80, Page 5 in the office of the Chancery Clerk of DeSoto County, Mississippi.

BEING the same property conveyed to Sirius Investment, LLC from Secretary of Housing and Urban Development, by Special Warranty Deed dated March 22, 2010, and recorded on March 29, 2010, in Book 629, Page 594.

BEING the same property conveyed to Secretary of Housing and Urban Development from Chase Home Finance, LLC, by Special Warranty Deed dated November 2, 2009, and recorded on February 4, 2010, in Book 626, Page 453.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.

WITNESS ITS SIGNATURE, on this 28th day of April, 2010.

SIRIUS INVESTMENT, LLC

By: Brian Hancock (SEAL)
 Brian Hancock, Member

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28day of April, 2010, within my jurisdiction, the within named Brian Hancock, who acknowledged that he is Member, of Sirius Investment, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Kelly Holden
 NOTARY PUBLIC

My Commission Expires: _____

